

Property: SSBC Owners Association

Worksheet: 2021 Budget

Prepared by: BB

G/L#s		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2021 Budget	2020 4QF	4QF vs Bdgt Var 2019	2020 Budget	2019 Actuals	2018 Actuals	2017 Actuals	
	INCOME																				
	INCOME																				
	Prepaid Rent													0	14	-14	0	65	0	0	
	<b>Total Income</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14</b>	<b>-14</b>	<b>0</b>	<b>65</b>	<b>0</b>	<b>0</b>	
	OTHER INCOME																				
3310	Late Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	304	-304	0	900	500	75	
3411	CAM - Operating Dues	95,044	0	0	0	0	0	0	0	0	0	0	0	95,044	97,911	-2,867	96,906	101,396	83,264	102,701	
3412	CAM - Reserve Dues	2,890	0	0	0	0	0	0	0	0	0	0	0	2,890	3,057	-167	2,891	2,861	0	4,842	
3415	CAM Reconciliation	0	0	5,410	0	0	0	0	0	0	0	0	0	5,410	-9,245	14,656	-9,396	-1,979	0	450	
3613	Transfer Fee	0	0	0	0	0	0	0	0	0	0	0	0	0	500	-500	0	350	1,000	13,000	
3905	Interest Income	0	0	0	0	0	0	0	0	0	0	0	0	0	131	-131	0	0	782	0	
3614	Reimbursed Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	280	192	285	
3910	Architectural Review Income	0	0	0	0	0	0	0	0	0	0	0	0	0	2,500	-2,500	0	3,000	2,000	7	
	<b>Total Other Income</b>	<b>97,934</b>	<b>0</b>	<b>5,410</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>103,344</b>	<b>95,157</b>	<b>8,187</b>	<b>90,401</b>	<b>106,809</b>	<b>87,738</b>	<b>121,360</b>	
	<b>TOTAL INCOME</b>	<b>97,934</b>	<b>0</b>	<b>5,410</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>103,344</b>	<b>95,171</b>	<b>8,174</b>	<b>90,401</b>	<b>106,874</b>	<b>87,738</b>	<b>121,360</b>	
	EXPENSE																				
	ADMINISTRATION																				
4103	Website	0	0	0	0	0	0	0	50	0	0	0	0	50	50	0	50	1,234	0	0	
4105	Business Licence/Permits	0	0	0	0	0	0	0	0	0	0	50	155	205	100	-105	50	311	50	175	
4110	Income Tax	0	0	0	700	0	0	0	0	0	0	0	0	700	0	-700	0	0	0	1,934	
4120	Management Fee	1,061	1,061	1,061	1,061	1,061	1,061	1,061	1,062	1,094	1,094	1,094	1,094	12,863	12,484	-380	12,510	12,120	12,048	12,000	
4130	Bank Charges	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	190	
4149	Accounting	0	0	0	750	0	0	0	0	0	0	0	0	750	713	-38	500	510	615	495	
4150	Office Expenses	175	85	55	55	55	55	55	55	55	55	175	55	930	820	-110	855	689	776	566	
	<b>Total Administrative</b>	<b>1,236</b>	<b>1,146</b>	<b>1,116</b>	<b>2,566</b>	<b>1,116</b>	<b>1,116</b>	<b>1,116</b>	<b>1,167</b>	<b>1,149</b>	<b>1,149</b>	<b>1,319</b>	<b>1,304</b>	<b>15,498</b>	<b>14,166</b>	<b>-1,333</b>	<b>13,915</b>	<b>14,864</b>	<b>13,495</b>	<b>15,360</b>	
	LIFE SAFETY/PUMP HOUSE																				
4402	Fire Alarm Contract	305	0	0	305	0	0	305	0	0	305	0	0	1,220	1,216	-4	1,220	978	916	916	
4403	Fire Alarm Service Call	0	0	0	0	0	0	0	0	0	0	0	0	0	655	655	0	225	540	0	
4404	Fire Alarm Annual Test	0	0	0	0	0	0	0	0	160	0	0	0	160	0	-160	160	151	0	0	
4405	Fire Alarm Phone Line	0	0	0	0	0	0	0	0	0	0	0	0	0	-22	-22	0	3,134	2,203	1,634	
4406	Fire Sprinkler Testing & Inspection	2,305	0	0	2,305	0	0	2,305	0	0	2,310	0	0	9,225	10,699	1,474	9,220	7,719	7,674	7,645	

4407	Fire Sprinkler/System Repair	0	0	0	0	3,000	0	0	0	0	0	0	0	3,000	5,815	2,815	3,000	0	8,023	0
4410	Alarm False	0	0	0	0	0	0	0	0	0	0	0	0	0	395	395	0	0	368	705
4411	Alarm Registration	0	0	0	0	0	0	0	0	0	0	0	0	0	48	48	0	48	24	618
4419	Pump House Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	231	1,060	16,087
4420	Pump House Fuel	0	0	0	0	600	0	0	0	750	0	0	0	1,350	1,975	625	1,350	1,252	498	1,135
	<b>Total Life Safety</b>	<b>2,610</b>	<b>0</b>	<b>0</b>	<b>2,610</b>	<b>3,600</b>	<b>0</b>	<b>2,610</b>	<b>0</b>	<b>910</b>	<b>2,615</b>	<b>0</b>	<b>0</b>	<b>14,955</b>	<b>20,781</b>	<b>5,826</b>	<b>14,950</b>	<b>13,738</b>	<b>21,306</b>	<b>28,740</b>
	<b>GENERAL</b>																			
4453	Labor (General)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4485	Keys & Locks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29	14	0
4490	Supplies	60	0	0	60	0	0	60	0	0	60	0	0	240	0	-240	240	118	914	0
4500	Rubbish Removal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	450	0
4501	Rubbish Removal - Maintenance	100	100	120	100	100	120	100	100	120	100	100	100	1,260	607	-653	1,260	532	675	0
4510	Signs	0	0	0	0	0	300	0	0	0	0	0	0	300	178	-122	300	255	213	0
4515	Painting	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	55	0	0
4532	Pest Extermination	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	406	0	0
4545	Graffiti Removal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4596	Miscellaneous	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	<b>Total General</b>	<b>160</b>	<b>100</b>	<b>120</b>	<b>160</b>	<b>100</b>	<b>420</b>	<b>160</b>	<b>100</b>	<b>120</b>	<b>160</b>	<b>100</b>	<b>100</b>	<b>1,800</b>	<b>785</b>	<b>-1,015</b>	<b>1,800</b>	<b>1,394</b>	<b>2,266</b>	<b>0</b>
	<b>GROUNDS MAINTENANCE</b>																			
4610	Lawn Service	1,903	1,903	1,903	1,903	1,903	1,903	1,903	1,903	1,903	1,903	1,903	1,903	22,831	21,744	-1,087	21,744	21,744	21,356	19,752
4615	Weeding	0	0	0	7,210	0	0	0	0	7,210	0	0	0	14,420	13,569	-851	14,420	7,803	16,328	18,754
4616	Landscape Project	0	0	0	2,000	0	0	0	0	0	0	0	0	2,000	0	-2,000	0	0	2,500	0
4617	Tree, shrub Removal/Trimming	0	0	0	200	100	100	0	0	0	0	0	0	400	832	432	4,800	250	0	0
4620	Material	0	0	0	0	0	0	0	0	0	0	0	0	0	3,570	3,570	0	0	0	0
4625	Snow Removal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4633	Irrigation/Sprinkler Repairs	0	0	0	0	200	200	200	0	0	200	0	0	800	1,543	743	600	535	0	2,491
4635	Labor (Grounds)	100	100	100	100	100	100	100	100	100	100	100	100	1,200	796	-404	1,200	1,285	270	150
	<b>Total Grounds Maint.</b>	<b>2,003</b>	<b>2,003</b>	<b>2,003</b>	<b>11,413</b>	<b>2,303</b>	<b>2,303</b>	<b>2,203</b>	<b>2,003</b>	<b>9,213</b>	<b>2,203</b>	<b>2,003</b>	<b>2,003</b>	<b>41,651</b>	<b>42,054</b>	<b>403</b>	<b>42,764</b>	<b>31,617</b>	<b>40,454</b>	<b>41,147</b>
	<b>INSURANCE</b>																			
4665	Insurance - Liability	0	0	0	0	0	0	0	0	0	3,006	0	0	3,006	2,862	-143	2,950	2,862	3,158	3,039
4667	Insurance - D&O	3,005	0	0	0	0	0	0	0	0	0	0	0	3,005	2,862	-143	2,500	2,303	270	2,160
	<b>Total Insurance</b>	<b>3,005</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,006</b>	<b>0</b>	<b>0</b>	<b>6,011</b>	<b>5,724</b>	<b>-286</b>	<b>5,450</b>	<b>5,165</b>	<b>3,428</b>	<b>5,199</b>
	<b>UTILITIES</b>																			
4910	Electric	457	428	353	341	261	193	189	192	179	118	309	312	3,335	3,176	-159	3,056	3,338	3,266	2,738
4914	Fire Water	67	67	67	67	67	67	67	67	67	67	67	67	810	786	-24	1,459	786	780	0

4917	Effluent Water	726	726	726	813	1,011	1,190	1,273	1,221	823	893	856	726	10,984	10,461	-523	12,926	11,821	13,659	13,538
	<b>Total Utilities</b>	<b>1,251</b>	<b>1,222</b>	<b>1,146</b>	<b>1,221</b>	<b>1,340</b>	<b>1,451</b>	<b>1,530</b>	<b>1,481</b>	<b>1,070</b>	<b>1,078</b>	<b>1,233</b>	<b>1,106</b>	<b>15,129</b>	<b>14,423</b>	<b>-705</b>	<b>17,441</b>	<b>15,945</b>	<b>17,705</b>	<b>16,276</b>
	<b>Prior Management Contingency Fee of 5%</b>																			
	<b>TOTAL OPERATING EXPENSES</b>	<b>10,265</b>	<b>4,470</b>	<b>4,385</b>	<b>17,970</b>	<b>8,458</b>	<b>5,289</b>	<b>7,619</b>	<b>4,750</b>	<b>12,461</b>	<b>10,209</b>	<b>4,655</b>	<b>4,512</b>	<b>95,044</b>	<b>97,933</b>	<b>2,890</b>	<b>96,320</b>	<b>82,722</b>	<b>98,654</b>	<b>106,722</b>
													per acre	\$184	\$190					
	<b>Replacement Reserves Allocation</b>	<b>2,890</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,890</b>	<b>2,891</b>	<b>1</b>	<b>2,891</b>	<b>2,891</b>	<b>695</b>	<b>0</b>
													per acre	\$6	\$0					
	<b>GRAND TOTAL EXPENSES</b>	<b>13,155</b>	<b>4,470</b>	<b>4,385</b>	<b>17,970</b>	<b>8,458</b>	<b>5,289</b>	<b>7,619</b>	<b>4,750</b>	<b>12,461</b>	<b>10,209</b>	<b>4,655</b>	<b>4,512</b>	<b>97,934</b>	<b>100,824</b>	<b>2,890</b>	<b>99,211</b>	<b>85,613</b>	<b>99,349</b>	<b>106,722</b>
	<b>Excess Collections Over Expenses</b>	<b>84,779</b>	<b>-4,470</b>	<b>1,025</b>	<b>-17,970</b>	<b>-8,458</b>	<b>-5,289</b>	<b>-7,619</b>	<b>-4,750</b>	<b>-12,461</b>	<b>-10,209</b>	<b>-4,655</b>	<b>-4,512</b>	<b>5,410</b>	<b>-5,654</b>	<b>5,284</b>	<b>-8,810</b>	<b>21,261</b>	<b>-11,611</b>	<b>14,638</b>

Total Acres - 2020 517

Total Estimated Operating Expenses \$95,043.58

2021 Estimated Operating Dues Per Acre \$183.97

2021 Estimated Reserve Dues Per Acre \$5.59

Total 2021 Estimated Dues \$189.57 per acre

2020 Estimated Operating Dues Per Acre \$193.45 Acreage in 2019 were 477.07

2020 Estimated Reserve Dues Per Acre \$6.06 Reserve Study Allocation in 2019

**Account Balances**

Operating (estimated for end of year) \$19,295.01 \$5,000 reserve to be left as contingency, remainder will be credited to owners at year end

Reserve (fully funded per Reserve Study) \$50,550.00 fully funded per Reserve Study